



TWO INDUSTRIAL/ WAREHOUSE UNITS WITH YARD AND PARKING UNDERGOING SUBSTANTIAL REFURBISHMENT

FHP Property Consultants are pleased to have been instructed to market Units D1 and D2, Long Eaton Industrial Estate, Long Eaton on a leasehold basis.

Long Eaton Industrial Estate is located on the South side of the town centre within close proximity of J24 of the M1 motorway. The two units are available individually or combined and offer accommodation of 21,162ft², 41,301ft² or 62,463ft². The warehouses will offer top quality refurbished space which is immediately available on a new lease for a duration of 5 to 10 years. The refurbishment is due to complete in March 2021.

To be marketed by Darran Severn and Chris Proctor of FHP, they commented:-

"We are delighted to have put these units on the market. There is little stock of this size available in Long Eaton so we are hopeful of finding a new tenant quickly.

The specification includes lighting, level access loading and 6 metre eaves. The landlord is currently carrying out a comprehensive refurbishment which includes a new roof and roof lights. In addition the property benefits from a good sized yard and car parking.

We look forward to speaking with interested parties."

For further information or to arrange a viewing, please contact Darran Severn (07917 460031/Darran@fhp.co.uk), Chris Proctor (07747 464770/Chris@fhp.co.uk) or our joint agent Sean Bremner of CPP (07541 505980/sean@cpppartners.co.uk).

21 January 2021